

121.A

0002

0102.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTON

APPRaised:

Total Card / Total Parcel

320,400 / 320,400

USE VALUE:

320,400 / 320,400

ASSESSED:

320,400 / 320,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
114		PLEASANT ST, ARLINGTON

OWNERSHIP

Owner 1:	CSIZMADIA RITA	Unit #:	102
Owner 2:			
Owner 3:			

Street 1: 114 PLEASANT ST #102

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	RICHALET PASCALE M -
Owner 2:	-
Street 1:	114 PLEASANT ST #102
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1900, having primarily Brick Exterior and 590 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6035																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	320,400			320,400		
Total Card	0.000	320,400			320,400	Entered Lot Size	
Total Parcel	0.000	320,400			320,400	Total Land:	
Source:	Market Adj Cost			Total Value per SQ unit /Card:	543.05	/Parcel:	543.0
						Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	311,400	0	.	.	311,400	311,400 Year End Roll
2019	102	FV	293,900	0	.	.	293,900	293,900 Year End Roll
2018	102	FV	243,300	0	.	.	243,300	243,300 Year End Roll
2017	102	FV	226,400	0	.	.	226,400	226,400 Year End Roll
2016	102	FV	226,400	0	.	.	226,400	226,400 Year End
2015	102	FV	187,300	0	.	.	187,300	187,300 Year End Roll
2014	102	FV	180,100	0	.	.	180,100	180,100 Year End Roll
2013	102	FV	180,100	0	.	.	180,100	180,100

SALES INFORMATION

TAX DISTRICT									PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
RICHALET PASCA	73614-401	1	11/8/2019		330,000	No	No					
ZUCCO SUSAN M	53659-531		10/9/2009		209,000	No	No					
POLLACK STEPHEN	51197-406		5/20/2008		209,000	No	No					
COLLINS ANNE L	39578-382		6/17/2003		200,000	No	No					
FUSTOLO STEVEN	28322-366		3/18/1998		98,000	No	No	Y				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Date	Result	By	Name
1/23/2020	Mail Update	MM	Mary M
10/12/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

Total Card / Total Parcel

320,400 / 320,400

320,400 / 320,400

320,400 / 320,400



USER DEFINED

Prior Id # 1: 129621

Prior Id # 2:

Prior Id # 3:

Date Time

12/10/20 23:54:08

PRINT

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

9425

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 7 - Condo Garden				Full Bath: 1	Rating: Average			Building Number 1.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 2 - Steel				1/2 Bath: 0	Rating: Average																
Prime Wall: 7 - Brick				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 4 - Flat				OTHER FEATURES																	
Roof Cover: 11 - Membrane				Kits: 1	Rating: Average																
Color: BRICK				A Kits:	Rating:																
View / Desir: S5 - Size 5				Fpl: 0	Rating: Average																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C - Average				CONDOS INFORMATION																	
Year Blt: 1900	Eff Yr Blt:			Location: RS - Right Side																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdict:		Fact:	.	Floor: 1 - 1st Floor																	
Const Mod:				% Own: 4.438000202																	
Lump Sum Adj:				Name: 20 - 6035																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: AV - Average	30. %			Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	3	1	0								
Sec Int Wall:		%		Economic:		%		Additions:													
Partition: T - Typical				Special:		%		Kitchen:													
Prim Floors: 4 - Carpet				Override:		%		Baths:													
Sec Floors:		%		Total:	30.6 %			Plumbing:													
Bsmnt Flr:				CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ: 320.00				Heating:													
Bsmnt Gar:				Size Adj.: 1.51694918				General:													
Electric: 3 - Typical				Const Adj.: 1.00707197				SUB AREA				SUB AREA DETAIL									
Insulation: 2 - Typical				Adj \$ / SQ: 488.857				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Int vs Ext: S				Other Features: 30000				GLA	Gross Liv Ar	590	488.860	288,425									
Heat Fuel: 1 - Oil				Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.45000005																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00				WtAv\$/SQ:	AvRate:	Ind.Val											
Solar HW: NO		Central Vac:	NO	Adj Total: 461717																	
% Com Wall		% Sprinkled:		Depreciation: 141285				Juris. Factor:		Before Depr:	708.84										
				Deprecated Total: 320431				Special Features:	0	Val/Su Net:	543.05										
								Final Total:	320400	Val/Su SzAd:	543.05										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 121.A-0002-0102.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
																		AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:					Total Special Features:								Total:							